

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
JOHN LESTER, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY (*MEETING RECORDED, NO CLERK*)

AGENDA

BOARD OF ZONING APPEALS-ZONING

APRIL 18, 2017 5:45-21 P.M. 2 GEORGE STREET
8:35 P.M.

A. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.

1. 2322 SUNNYSIDE AVE. (WAGENER TERRACE) APP. NO. 174-18-A1
(464-13-00-048)

Request special exception under Sec. 54-110 to allow the horizontal and vertical extension of a non-conforming building footprint (single-family residence) that does not meet the required 9-ft. west side setback, and 18-ft.total side setback.
Zoned SR-1.

Owner/Applicant-Franklin Adams

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: J.Lester VOTE: FOR 5 AGAINST 0

B. New Applications:

1. 102 ALEXANDER ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 174-18-B1
(459-13-02-016)

Request reconsideration of the Zoning Administrator's decision that the use of this property as a public parking lot is a legal non-conforming use.
Zoned DR-1F.

Owner-NCGS/Applicant-Lisa Thomas

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

2. 118 CANNON ST. (CANNONBOROUGH/ ELLIOTBOROUGH) APP. NO. 174-18- B2
(460-11-04-163)

Request reconsideration of the Zoning Administrator's decision to deny a third short term rental unit under the Short Term Rental, ST Overlay Zone.
Zoned LB.

Owner-Apres Midi, LLC/Applicant-Inglese & Associates, LLC

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred by applicant before start of meeting.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

3. 22 ½ MARY ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 174-18-B3
(459-09-03-091)

Request special exception under Sec. 54-110 to allow construction of a building (attached dwelling units) that extends a non-conforming 1.5-ft. north side setback (3-ft. required).
Zoned DR-2F.

Owner-Robert Graves/Applicant-Neil Stevenson Architects

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral to meet with neighbor’s concerns.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 5 AGAINST 0

4. 17 ASHTON ST. AND 210 SPRING ST. (WESTSIDE) APP. NO. 174-18-B4
(460-11-01-044 and 013)

Request special exception under Sec. 54-110 to allow a change to a non-conforming lot by allowing a property-line adjustment that changes the non-conforming lot area for 17 Ashton St. from 3,166sf to 1,744sf.
Zoned DR-2F/MU-2/WH.

Owner/Applicant-JJR Development, LLC

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 4 AGAINST 0
*R.Appel recused

5. 19 ASHTON ST. AND 210 SPRING ST. (WESTSIDE) APP. NO. 174-18-B5
(460-11-01-043) and 013)

Request variance from Sec. 54-301 to allow a property-line adjustment which reduces the lot area for 19 Ashton St. from 4,010sf to 1,790sf.
Zoned DR-2F/MU-2/WH.

Owner/Applicant-JJR Development, LLC

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: J.Lester VOTE: FOR 4 AGAINST 0
*R.Appel recused

6. 61 CANNON ST. (CANNONBOROUGH/ ELLIOTBOROUGH) APP. NO. 174-18-B6
(460-12-01-008)

Request variance from Sec. 54-301 to allow 9 residential units with 1,829.5sf of lot area per dwelling unit (2,250sf required).
Zoned LB.

Owner/Applicant-JJR Development, LLC

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WITHDRAWN 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

7. 13 BOYER CT. (EAST CENTRAL) (463-12-02-070) APP. NO. 174-18-B7

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,679sf; 4,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. front setback and 2-ft. (hvac platform) south side setback (25-ft. and 9-ft. required).
Zoned DR-1F.

Owner-City of Charleston/Applicant-JJR Development, LLC

WITHDRAWN 0

DEFERRED XX

MOTION: Deferred by staff before start of meeting.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

8. 237 FISHBURNE ST. (WESTSIDE) (460-07-01-001) APP. NO. 174-18-B8

Request use variance from Sec. 54-203 to allow a restaurant use with 400sf of inside patron use area, with days of operation Tuesday-Saturday and hours of operation 6am-10pm with on-premises consumption of beer and wine in a DR-1F (Diverse-Residential) zone district.

Owner/Applicant-John Zucker

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 5 AGAINST 0

9. 334 MEETING ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 174-18-B9
(459-13-03-022)

Request approval to amend the April 5, 2011 special exception approval for a hotel to add uses on the top floor/rooftop and change the closing time for rooftop activities from 10pm to midnight.

Zoned GB-A.

Owner/Applicant-Dewberry 334 Meeting Street, LLC

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APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 4 AGAINST 1
 *L.Krawcheck *R.Appel
 *J.Lester

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.